



**May 21, 2019**

**Item No. 10**

**RECOMMENDATION TO SELECT LECLAIRE PARTNERS, LLC TO REDEVELOP THE  
LECLAIRE COURTS SITE**

Addresses: 4300 S. Lamon Avenue (W. 45<sup>th</sup> Street and S. Cicero Avenue)

Alderman: Michael Rodriguez Ward: 22

Presenter: Ann McKenzie, Chief Development Officer

**Recommendation**

It is recommended that the Board of Commissioners of the Chicago Housing Authority (CHA): 1) Approve LeClaire Partners, LLC as the Developer for the redevelopment of the former LeClaire Court site; 2) Authorize the Chief Executive Officer or his designee to negotiate and execute agreements allowing for the redevelopment of the site; and 3) Authorize the Chief Executive Officer or his designee to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action in this item complies in all material respects with all applicable federal, state and local laws and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Property Summary**

**Location:** Located in Chicago's Garfield Ridge community area within the 22nd Ward, the approximately 40-acre site is roughly bounded by the Stevenson Expressway (I-55) to the north, 45th Street to the south, Laverne Avenue to the west, and Cicero Avenue to the east.

**Funding**

No capital funding. Project-based vouchers will be included as a source of subsidy when units are completed.

**Background**

LeClaire Courts was built in 1950 by the CHA as a 316-unit series of two story row-houses. A federally-funded expansion of 300 units was completed in 1954 for a total of 616 public housing units. In 2011, residents of LeClaire were relocated off-site and the 616 units at LeClaire units were demolished. The site is currently vacant.

The LeClaire Courts Working Group is comprised of the CHA, the City of Chicago Department of Planning and Development, former LeClaire Courts residents, community residents and stakeholders, and City Park District staff members. The Working Group helps to guide the planning and implementation of the LeClaire revitalization program. The Working Group makes recommendations to the CHA about developer selection and revitalization activities. The Working Group will have on-going communication with the Selected Respondent regarding revitalization activities with a particular focus on the residential redevelopment efforts. Members of the LeClaire Working Group were included in the procurement process for the developer(s).

### **Procurement Process**

- On April 27, 2018, CHA issued a request for proposal (RFP) for development team to redevelop the LeClaire Courts site.
- The LeClaire Courts site was split into three zones for the purpose of the RFP. Respondents could submit on one, two or all three zones.
- A pre-proposal meeting was held on May 17, 2018.
- Proposals were due on September 5, 2018.
- The RFP was advertised in the Chicago Tribune and Crain's.
- Responses were as follows:
  - For Zone 1, the following three respondents submitted proposals: LeClaire Partners, LLC.; Preservation of Affordable Housing (POAH); LeClaire Crossing LLC
  - For Zone 2, the following three respondents submitted proposals: POAH; LeClaire Partners, LLC; and KBK Enterprises.
  - For Zone 3, the following two respondents submitted proposals: LeClaire Partners, LLC and LeClaire Crossing LLC.
- Proposals were evaluated by a team of five scoring members and five technical advisors. The team consisted of CHA Staff from: Development, Property Office, Treasury. External members represented BPI, LeClaire & Hearst Community.
- All four respondents were invited back for oral presentations: LeClaire Partners, LLC.; POAH; LeClaire Crossing LLC; and KBK Enterprises.

### **Development Team Information**

Only one firm submitted for all three zones, LeClaire Partners, LLC. In light of LeClaire Partners, LLC's strong scores on the two residential sites for Zones 1 and 2 (a total of 1,120.5 points compared to POAH's 1,114.5) and the fact that LeClaire Partners, LLC was also the high scorer for the Zone 3 makes them the best candidate for redevelopment of the entire site.

The team consists of Cabrera Capital, headed by Martin Cabrera, and The Habitat Company, LLC, headed by Daniel Levin. The companies are headquartered in Chicago.

Respectfully Submitted:

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Ann McKenzie  
Chief Development Officer

**RESOLUTION NO. 2019-CHA-**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Select LeClaire Partners, LLC to Redevelop the LeClaire Courts Site."

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the CHA's selection of LeClaire Partners, LLC as the Developer for the redevelopment of the former LeClaire Courts Site is approved;

**THAT,** the Chief Executive Officer, or his designee, is authorized to negotiate and execute agreements allowing for the redevelopment of the site; and

**THAT,** the Chief Executive Officer, or his designee, is authorized to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

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Eugene E. Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority